

83-11-40

BILL NO. R-83-09-49,

DECLARATORY RESOLUTION NO. D-104-83

A DECLARATORY RESOLUTION designating
an "Economic Revitalization Area"
Under I.C. 6-1.1-12.1, . . .

104-83

6 WHEREAS, Petitioner has duly filed its petition dated
7 September 12, 1983, to have the following described property de-
8 signated and declared an "Economic Revitalization Area" under Di-
9 vision 6, Article II, Chapter 2 of the Municipal Code of the City
10 of Fort Wayne, Indiana, of 1974, as amended, and I.C. 6-1.1-12.1,
11 to-wit:

Abbott's Out Lots #82, #83, #84, #85, #86, #87, #102, #103, #104, & portions of #105 and #106 lying Southwesterly of a line drawn from the Northwest corner of said Lot #106 to the East line of Lot #98 in said plat of out-lots, at a point situated three feet North of the Southwest corner of said Lot #98. Also lots #108, #109, #110, #111, #112, all recorded in Deed Record 80, page 280, in the Office of the Recorder of Allen County, Indiana; TOGETHER with the vacated portion of Hartman Street, extending from the North line of Pontiac Street to the North line of said Lots #106 and #112; and the vacated alley lying North of Lots #85, #86, and #87; and the vacated alley as opened upon and over the South 18 feet of said Lot #105; and the West half of the alley lying East of Lots #102, #103, and #104; all in said Plat of Abbott's Out-Lots.

ALSO, Lots #7 and #8, and the South 7.5 feet of Lot #6, in Violand's Addition as recorded in Plat Book 2, Page 96 in the Office of the Recorder;

27 said property more commonly known as 2529 E. Pontiac St. + 2509
28 E. Pontiac St., Fort Wayne, Indiana, with street boundaries of
29 Pontiac St. -- Radcliff Drive.

Page Two

NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF
THE CITY OF FORT WAYNE, INDIANA:

4 SECTION 1. That, subject to the requirements of Section
5 4 below, the property hereinabove described is hereby designated
6 and declared an "Economic Revitalization Area" under I.C. 6-1.1-
7 12.1. Said designation shall begin upon the effective date of
8 the Confirming Resolution referred to in Section 3 of this Resolu-
9 tion and shall continue for one (1) year thereafter. Said desig-
10 nation shall terminate at the end of that one-year period.

SECTION 2. That upon adoption of this Resolution:

- (a) Said Resolution shall be filed with the Allen County Assessor;
- (b) Said Resolution shall be referred to the Committee on Finance and shall also be referred to the Department of Economic Development requesting a recommendation from said department concerning the advisability of designating the area an "Economic Revitalization Area";
- (c) Common Council shall publish notice in accordance with I.C. 5-3-1 of the adoption and substance of this Resolution and setting this designation as an "Economic Revitalization Area" for public hearing;
- (d) If this Resolution involves an area that has already been designated an allocation area under I.C. 36-7-14-39, then the Resolution shall be referred to the Fort Wayne Redevelopment Commission and said designation shall not be approved unless said Commission adopts a resolution approving the petition.

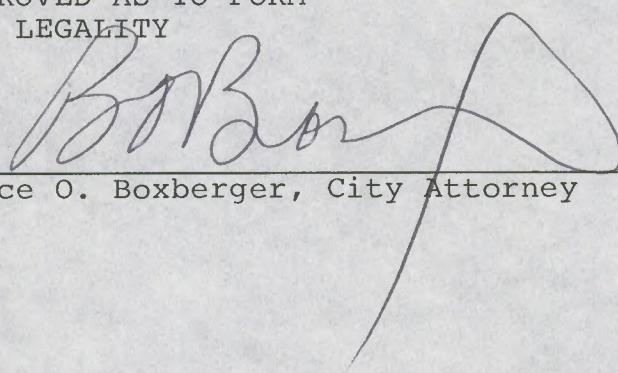
1 Page Three
2

3 SECTION 3. That this Resolution shall be subject to
4 being confirmed, modified and confirmed or rescinded after public
5 hearing and receipt by Common Council of the above described re-
6 commendations and resolution, if applicable.

7 SECTION 4. That this Resolution shall be in full force
8 and effect from and after its passage and any and all necessary
9 approval by the Mayor.

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11 
12 Councilmember

13 APPROVED AS TO FORM
14 AND LEGALITY

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16 Bruce O. Boxberger, City Attorney

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Read the first time in full and on motion by _____, seconded by _____, and duly adopted, read the second time by title and referred to the Committee _____ (and the City Plan Commission for recommendation) and Public Hearing to be held after due legal notice, at the Council Chambers, City-County Building, Fort Wayne, Indiana, on _____, the _____ day of _____, 19_____, at _____ o'clock _____.M.,E.S.T.

DATE: _____

CITY CLERK

Read the third time in full and on motion by Gia Quinta, seconded by Steve, and duly adopted, placed on its passage. PASSED ~~(LOST)~~ by the following vote:

	<u>AYES</u>	<u>NAYS</u>	<u>ABSTAINED</u>	<u>ABSENT</u>	<u>TO-WIT:</u>
<u>TOTAL VOTES</u>	<u>2</u>	—	—	<u>2</u>	—
<u>BRADBURY</u>	—	—	—	<u>✓</u>	—
<u>BURNS</u>	<u>✓</u>	—	—	—	—
<u>EISBART</u>	<u>✓</u>	—	—	—	—
<u>GiaQUINTA</u>	<u>✓</u>	—	—	—	—
<u>SCHMIDT</u>	—	—	—	<u>✓</u>	—
<u>SCHOMBURG</u>	<u>✓</u>	—	—	—	—
<u>SCRUGGS</u>	<u>✓</u>	—	—	—	—
<u>STIER</u>	<u>✓</u>	—	—	—	—
<u>TALARICO</u>	<u>✓</u>	—	—	—	—

DATE: 11/22/83

Sandra F. Kennedy
- CITY CLERK

Passed and adopted by the Common Council of the City of Fort Wayne, Indiana, as (ZONING MAP) (GENERAL) (ANNEXATION) (SPECIAL) (APPROPRIATION) ORDINANCE (RESOLUTION) NO. Q-104-83 on the 22nd day of November, 1983.

ATTEST,

Sandra F. Kennedy

CITY CLERK

(SEAL)

Bay A. Elbert

PRESIDING OFFICER

Presented by me to the Mayor of the City of Fort Wayne, Indiana, on the 23rd day of November, 1983, at the hour of 11:30 o'clock A.M.,E.S.T.

Sandra F. Kennedy

CITY CLERK

Approved and signed by me this 28th day of Nov. 1983, at the hour of 9 o'clock A.M.,E.S.T.

Win Moses Jr.

WIN MOSES, JR. - MAYOR

PONTIAC FOUNDRY, INC.
BRASS - BRONZE AND ALUMINUM CASTINGS
2509 EAST PONTIAC STREET
FORT WAYNE, INDIANA 46803

FORT WAYNE NATIONAL BANK
FORT WAYNE, INDIANA

PAY EXACTLY **FIFTY DOLLARS AND 00/100**

PAY
TO THE
ORDER
OF
City Clerk's Office
The City of Fort Wayne
One Main Street
Fort Wayne, IN 46802

054835

CHECK NUMBER

54835

71-19
749

DATE

9/7/83

VENDOR

AMOUNT

\$50.00

Daniel H. Kavan

054835 0074900194030 164 464 40

CITY CLERK'S OFFICE
Room 122 City-County Bldg.
One East Main Street
Fort Wayne, Indiana 46802

RECEIVED FROM

NO. 48

Sept. 12 1983

Pontiac Foundry, Inc.

—Fifty & 00/100 DOLLARS

Tap Adjustment

Account Total \$ 50-

Amount Paid \$ 50-

Balance Due \$ —

R. Esteroff.

"THE EFFICIENCY LINE" AN AMPAD PRODUCT

APPLICATION FOR CONSIDERATION FOR
DESIGNATION AS AN URBAN DEVELOPMENT AREA

This Application is to be completed and signed by the owner of the property where property redevelopment or rehabilitation is to occur. The Common Council of the City of Fort Wayne reviews this Application for designation as an "Urban Development Area" in discharge of its responsibility under Public Law 69, enacted by the General Assembly of the State of Indiana in 1977 and amended in 1979. The Common Council makes no representation as to the effect of a designation granted by the Council for purposes of any further applications or approvals required under Public Law 69, and makes no representation to an applicant concerning the validity of any benefit conferred under Public Law 69.

1. Address of Property 2529 E. Pontiac St., Fort Wayne, IN 46803 + 2509 E. Pontiac St., Fort Wayne, IN 46803

2. Legal Description of Property Enclosed.
Lots #9 through #17 except the south 5 feet thereof dedicated for street right-of-way in Violand's addition to city of Fort Wayne, IN.

3. Township Wayne

4. Taxing District _____

5. Current Zoning District M-3

6. Variance Grant (if any) _____
Enclosed

7. Owner(s) Pontiac Foundry, Inc.

8. Address of Owner(s) 2509 E. Pontiac St., Fort Wayne, IN 46803

9. Telephone Number _____

10. Agent of Owner (if any)
None

11. Address _____

12. Telephone Number _____

13. Relationship of Agent to Owner _____

14. Instrument Number of Commitments or Covenants Enforceable by City (if any)
None

15. Current Use of Property
(a) How is property presently used? Auto Junk Yard

(b) What structure(s) (if any) are on the property? None of any value.

(c) What is the condition of this structure/these structures?
Falling down.

16. Current Assessment on Land and Improvements
(a) What is the amount of latest assessment? \$20,300.00 -- Land
\$ 3,300.00 -- Building

(b) What is the amount of total property taxes paid the immediate past year? (indicate amount of land assessment and assessment on improvements) \$1,657.46

17. Description of Project 16,500 square foot addition to Pontiac Foundry to north and east of present foundry building.

18. Development Time Frame

(a) When will physical aspects of development or rehabilitation begin? Fall 1983

(b) When is completion expected? Early 1984

19. Cost of project (not including land cost) \$240,000 (Estimate)

20. Permanent Jobs Resulting from Completed Project

(a) How many permanent employees will be employed at or in connection with the project after it is completed? 10

(b) What kind of work will employees be engaged in? Foundry Work

(c) How many jobs new to Fort Wayne will be created as a result of project completion? 10

21. Additional municipal services necessitated by project (eg. enlargement of sewer, improvement of streets) None

22. Undesirability for Normal Development

What evidence can be provided that the project property is located in an area "which has become undesirable for, or impossible of, normal development and occupancy because of a lack of age, development, cessation of growth, deterioration of improvements or character of occupancy, obsolescence, substandard buildings or other factors which have impaired values or prevent a normal development of property or use of property"? The wood building is the original part of the Danner Lumber Co. which was constructed in the 1930's and 1940's. In 1961, C & J Auto Parts started a junked car salvage operation. This rat infested area with its dilapidated wood building and rusty car bodies became a tremendous eye sore for the community.

In the past 5 years, three businesses have moved or ceased operation; Pontiac Garden Center, Fort Wayne Wire Die, and C & J Auto Parts.

23. Furtherance of City Development Objectives (circle letter and explain)

(a) Will the project improve utilization of vacant under-utilized land? yes

(b) Will the project improve or replace a deteriorated or obsolete structure? yes

(c) Will the project preserve a historically or architecturally significant structure? no

(d) Will the project contribute to the conservation and/or stability of a neighborhood? yes

(e) Will the project provide a more attractive appearance for the City (eg. restoration of a facade, landscaping, new design)? yes

24. Zoning Restrictions

Will this project require a rezoning, variance, or approval before construction is initiated?

X Yes _____ No

25. Financing on Project

What is the status of financing connected with the project?
Private

I hereby certify that the information and representations on this Application are true and complete.

Daniel H. Leaver
Signature(s) of Owner(s)

September 1, 1983
Date

CERTIFICATE OF SURVEY

OFFICE OF:

JOHN R. DONOVAN

REGISTERED PROFESSIONAL CIVIL ENGINEER No. 9173 INDIANA

REGISTERED LAND SURVEYOR No. 9921 INDIANA

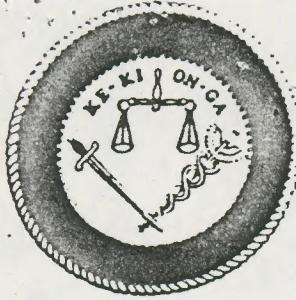
FORT WAYNE, INDIANA

The undersigned Civil Engineer and Land Surveyor hereby certifies that he has made a resurvey of the real estate shown and described below.

Measurements were made and corners perpetuated as shown hereon, in accordance with the true and established lines of the property described, and in conformity with the records in the office of the County Recorder, ALLEN County, Indiana. No encroachments existed, except as noted below.

The description of the real estate is as follows, to wit: Abbott's Out Lots #82, #83, #84, #85, #86, #87, #102, #103, #104, & portions of #105 and #106 lying Southwesterly of a line drawn from the Northwest corner of said Lot #106 to the East line of Lot #98 in said plat of out-lots, at a point situated three feet North of the Southwest corner of said Lot #98. Also lots #108, #109, #110, #111, #112, all recorded in Deed Record 80, page 280, in the Office of the Recorder of Allen County, Indiana; TOGETHER with the vacated portion of Hartman Street, extending from the North line of Pontiac Street to the North line of said Lots #106 and #112; and the vacated alley lying North of Lots #85, #86, and #87; and the vacated alley as opened upon and over the South 18 feet of said Lot #105; and the West half of the alley lying East of Lots #102, #103, and #104; all in said Plat of Abbott's Out-Lots.

ALSO, Lots #7 and #8, and the South 7.5 feet of Lot #6, in Violand's Addition as recorded in Plat Book 2, Page 96 in the Office of the Recorder.



The City of Fort Wayne

August 29, 1983

Daniel Weaver
2509 East Pontiac Street
Fort Wayne, IN 46803

NOTICE OF PUBLIC HEARING ON BILL NO. G-83-08-12

You are hereby notified that the Common Council of Fort Wayne will conduct a public hearing on Tuesday, September 13, 1983, at 7:30 P.M. (EST) in the Council Chambers, 1st Floor, Room 126, City-County Building, One Main Street, Fort Wayne, Indiana, on the following:

Beginning at a point at the Southeast corner of Lot #14 in Violands Addition; thence North along the East Line of said Lot #14 a distance of 145 feet to the Northeast corner; thence West along the North lines of Lots 14 thru 17 in Violands Addition a distance of 150 feet to the Northwest corner of said Lot #17; thence North a distance of 12 feet to the Southeast corner of Lot #13 in Violands Addition; thence East along the South line of said Lot #13 to the Southeast corner; thence North along the East line of Lots 6 thru 13 in Violands Addition a distance of 270 feet to a point located on the East line of said Lot #6; thence East 7.5 feet; thence South 12 feet; thence East 7.5 feet to the Northwest corner of Lot #112 in Abbotts Outlots; thence South along the West line of Lot #82 and Lots 108 thru 112 in said Outlots a distance of 415 feet to the Southwest corner of said Lot #82; thence West a distance of 15 feet to the Point of Beginning;

All interested persons are invited to appear and be heard. Any written material may be submitted to the Common Council prior to the hearing.

Sincerely yours,

Sandra E. Kennedy
Sandra E. Kennedy
An Equal Opportunity Employer
City Clerk
One Main Street, Fort Wayne, Indiana 46802

Notice of Public Hearing

Fort Wayne

Common Council

(Resolutions No. R-83-11-39 and R-83-11-40)

Notice is hereby given that the Common Council of the City of Fort Wayne, Indiana, approved a Resolution on

November 22, 1983 designating property at 2529 E. Pontiac St. &
date IN. address
2509 E. Pontiac St. - Fort Wayne, an Economic Revitalization Area.

A description of the affected area can be inspected in the County Assessor's Office.

Common Council will conduct a public hearing on whether the above described resolution should be confirmed, modified and confirmed or rescinded on Tuesday, December 13, 1983 - 7:30 P.M.
Room 128, City-County Bldg. Fort Wayne, IN. date, time & place
If confirmed, said designation shall continue for one (1) year after confirmation.

All interested persons are invited to attend and be heard at the public hearing.

Sandra E. Kennedy
City Clerk



The City of Fort Wayne

November 23, 1983

Ms. Mary Gabet
Fort Wayne Newspapers, Inc.
600 West Main Street
Fort Wayne, IN 46802

Dear Ms. Gabet:

Please give the attached full coverage on the date of November 26, 1983, in both the News Sentinel and Journal Gazette.

RE: Legal Notice for Common Council
of Fort Wayne, IN

Resolution Nos. R-83-11-35 &
R-83-11-36
Revitalization Area

Résolution Nos. R-83-11-38 &
R-83-11-37
Revitalization Area

Resolution Nos. R-83-11-39 &
R-83-11-40
Revitalization Area

Resolution Nos. R-83-11-42 &
R-83-11-41
Revitalization Area

Please send us 4 copies of each of the above the Publisher's Affidavit from both newspapers.

Thank you.

Sincerely,

Sandra E. Kennedy
City Clerk

SEK/ne

ENCL: 4

An Equal Opportunity Employer
One Main Street, Fort Wayne, Indiana 46802

DIGEST SHEETTITLE OF ORDINANCE Declaratory Resolution Q-83-11-40DEPARTMENT REQUESTING ORDINANCE Economic DevelopmentSYNOPSIS OF ORDINANCE A Declaratory Resolution designating an "Economic Revitalization Area" under I.C. 6-1.1-12.1, R-83-09-49, as amended.Said property more commonly known as 2529 E. Pontiac St. + 2509 E.Pontiac St., Fort Wayne, Indiana 46803, with street boundaries ofPontiac St. -- Radcliff Drive.EFFECT OF PASSAGE 10 new jobs will be created for the community and the project will improve or replace a presently vacant and deteriorated structure.EFFECT OF NON-PASSAGE Opposite of the above.MONEY INVOLVED (DIRECT COSTS, EXPENDITURES, SAVINGS) \$240,000.00 - estimate

ASSIGNED TO COMMITTEE (PRESIDENT)